



REDEVELOPMENT AUTHORITY MINUTES

Redevelopment Authority, Thursday, February 7, 2013 at 5:00 P.M. in the City Attorney's Office, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ald. Don Hammond, Amy Horst, Ed Surek, and David Gass

Excused: David Sachse

Absent: Michael Leibham

Staff present: Steve McLean, Chad Pelishek, Jim Amodeo, and Janet M Duellman

Others: Dave Hoffman

The meeting was called to order at 5:02 pm and the Pledge of Allegiance was recited.

Approval of minutes of the January 3, 2013 meeting.

David Gass moved to approve the minutes, Ed Surek seconded. Motion passed unanimously.

Discussion and possible action on façade grant for Mavericks Barbershop.

Chad Pelishek explained that the South wall is in pretty bad shape and will take an additional \$39,000 to repair it. He suggested that the committee adjusted the grant amount to just include the front façade and to leave the south wall as is. An email was sent to the owner to clarify if and how much of the original amount requested was for the south wall.

David Gass moved to adjust the grant for just the cost of the front façade. Ed Surek seconded. Motion passed unanimously.

Discussion and possible action by Lakeshore Weekend for the Kids to utilize RDA-owned property for their event on July 26th, 27th, and 28th, 2013.

David Hoffman asked if the requested included additional parking. Not all the parking lots were being used and last year people were parking by the condo which probably wasn't the best scenario. Roberta Filicky-Peneski and Chad Pelishek reviewed the letter and said that parking was not mentioned in the letter so it couldn't be acted on.

Roberta Filicky-Peneski expressed concern about the request being for a two year approval. She suggested that the request only be approved for one year so that it can be revisited if there are problems or if development is occurring in the area of the event.

David Gass moved to approve the event for July 26 –July 28, 2013 with the Hold Harmless agreement being signed and a one-year approval only. Amy Horst seconded. Motion passed unanimously.

Discussion and possible action on request of Waterstone Bank for subordination of the RDA's UCC filing on Dr. Lee's medical practice.

Dr. Lee's medical is located at N. 5th Street and Superior Ave. RDA is currently 2nd on the mortgage and 1st on UCC (equipment, fixtures, etc.)

The Authority discussed the amount, personal guarantees, and if he is current with the loan payments, which he is.

Amy Horst moved to approve the subordination on the UCC filing, Ald. Don Hammond seconded. Motion passed unanimously.

Council Document 5.8: Resolution by Ald. Hammond authorizing the submittal of a grant application for the former Kingsbury Brewery Property on North Water Street.

Amend the resolution to say "Redevelopment Authority Chairperson and Interim Development Director" instead of Mayor and City Clerk as authorized representatives.

David Gass moved to approve with amendments, Amy Horst seconded. Motion passed unanimously.

Update and possible action on Business Development Loans.

Chad Pelishek gave explanation to the loans listed on the spread sheet and the following loans were acted on:

1. Optenburg Enterprises:
Dave Gass motioned to start legal proceedings, seconded by Ald. Don Hammond. Motion passed unanimously.
2. Spikes of Sheboygan:
Motion by Ald. Don Hammond to send letter giving them 10 days to bring account up-to-date or legal proceedings will begin, seconded by Amy Horst. Motion passed unanimously.
3. Leaning Shanty:
Chad Pelishek will contact the owner to find out status of payment due.
4. Urbane:
Chad Pelishek will contact the owner to find out status of payment due.

5. Harbor Point Miniature Golf:

Loan is forgiven as the number of required jobs have been created. No action needed.

6. 821 LLC:

Committee questioned loan status and what the agreement was. Chad Pelishek stated that he will bring the last action taken for discussion at a future meeting.

7. 520 LLC:

Committee questioned loan status and what the agreement was. Chad Pelishek stated that he will bring the last action taken for discussion at a future meeting.

Discussion and possible action on next steps with the South Pier District.

Roberta Filicky-Peneski informed the board that Tourism, the City, and the BID have been working together regarding familiarization tours:

1. Meeting with current property owner (March 7)
2. Meeting with local board of realtors
3. Meeting with Corporate executive assistants
4. Meeting with regional Realtors/ Developers (mid-summer)
5. Get people here in the summer to showcase what we have available for renting or new development.

Ald. Don Hammond motioned to hold, Amy Horst seconded. Motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of deliberating regarding Yinko Designs, Business Development Loan.

Amy Horst motioned to go into closed session, Ald. Don Hammond seconded. On a roll call vote, the motion passed unanimously.

Reconvene in open session.

Ald. Don Hammond motioned to go into open session, Ed Surek seconded. On a roll call vote, the motion passed unanimously.

Adjournment

Ald. Dave Hammond moved to adjourn. Ed Surek seconded. Motion carried.

Being no further business, the meeting adjourned at 6:24 pm

Respectively Submitted,
Janet M Duellman
Recording Secretary